

69 Kenilworth Place,
West Cross, Swansea,
SA3 5LP



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£225,000



The coastal setting of West Cross offers a relaxed blend of everyday convenience and seaside living, with the promenade, beaches and village atmosphere of Mumbles within easy reach. Local cafés, shops and schools are close by, while the surrounding coastline and countryside provide plenty of opportunity for walking and enjoying the wider Gower landscape. Swansea city centre is also readily accessible, making this a well placed home for those seeking a balance between coastal surroundings and urban connections.

Set on a plot of approximately 0.02 acres, this three bedroom end of terrace property extends to around 1,158 sq ft and enjoys glimpses across Swansea Bay from both the lounge and kitchen. The accommodation is thoughtfully arranged over two levels, with the lower ground floor providing three bedrooms alongside a family bathroom. Upstairs, the first floor creates a comfortable setting for day to day living, comprising a lounge, kitchen and cloakroom.

The elevated position and sea glimpses bring a pleasing sense of connection with the coast, while the practical layout offers flexibility for modern family life. A well positioned home in a popular West Cross setting, with the beaches, cafés and amenities of Mumbles close at hand and the wider Gower Peninsula within easy reach.



Entrance

Frosted double glazed PVC door into the hall.

Hall

Frosted double glazed PVC door to an astroturfed area. Stairs leading up to the first floor. Stairs leading down to the lower ground floor. Door to storage area.

Storage Area

Frosted double glazed window to the side.

Lower Ground Floor

Door to storage cupboard. Doors to bedrooms. Door to bathroom. Radiator.

Bathroom

5'7" x 6'4"

Frosted double glazed window to the front. A well appointed suite comprising; bathtub with oversized showerhead above. WC. Wash hand basin. Radiator. Tiled floor. Tiled walls. Spotlights.

Bedroom One

8'9" x 15'11"

Set of double glazed windows to the rear. Radiator. Door to built in storage cupboard.

Bedroom Two

10'0" x 10'6"

Double glazed window to the front. Radiator.

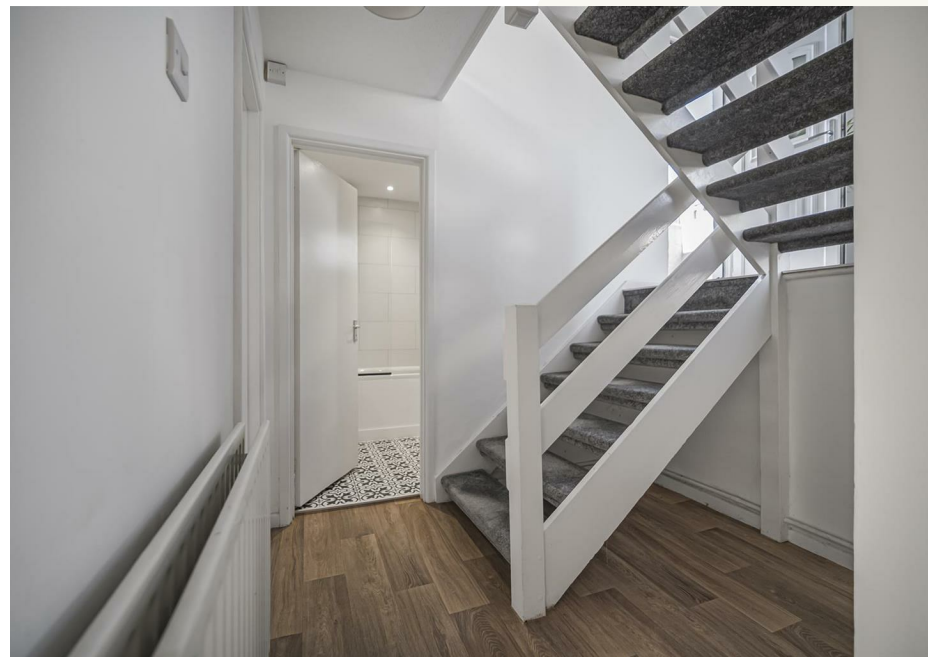
Bedroom Three

9'7" x 8'5"

Double glazed window to the rear. Radiator. Door to built in storage cupboard.

First Floor

Door to the cloakroom. Door to the kitchen. Door to the lounge. Door to storage cupboard.



Cloakroom

5'9" x 3'10"

Frosted double glazed window to the front. WC. Wash hand basin. Tiled floor. Radiator.

Lounge

15'9" x 9'9"

Set of double glazed windows to the rear offering sea glimpses of Swansea Bay and beyond. Radiator.

Kitchen

9'6" x 18'5"

Double glazed window to the front. Double glazed window to the rear offering sea glimpses of Swansea Bay. Spotlights. A well appointed kitchen fitted with a range of base and wall units. Running woodblock work surface incorporating a ceramic sink with a mixer tap over. Four ring gas hob with oven and grill under. Space for dishwasher. Plumbing for washing machine. Integral fridge. Integral freezer. Breakfast bar.

External

You have a patio courtyard area & another astorurfed seating area.

Drone Shot

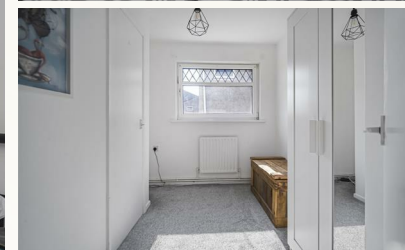
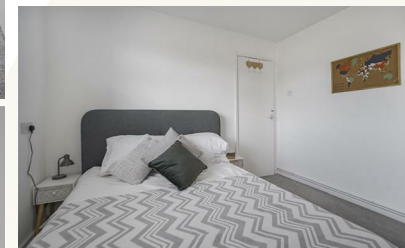
Services

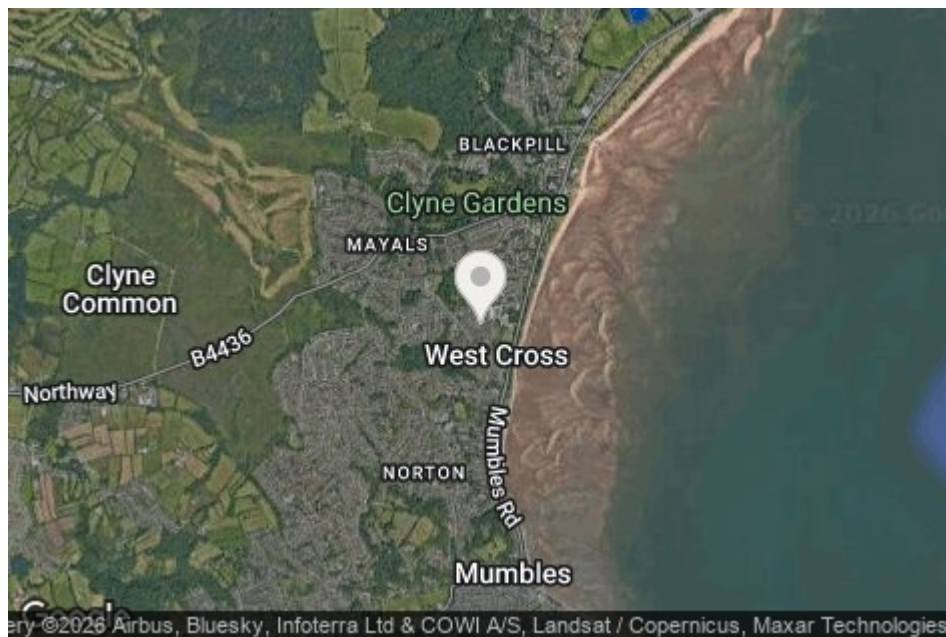
Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - ultrafast fibre. Mobile phone coverage available with EE, O2, Three & Vodafone.

Council Tax Band

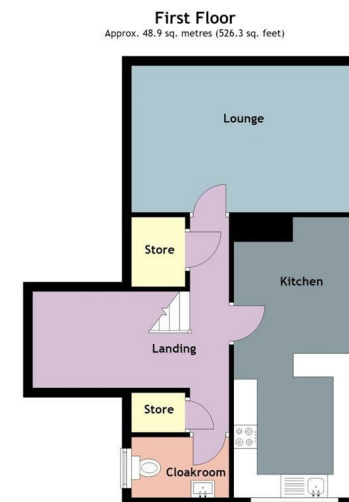
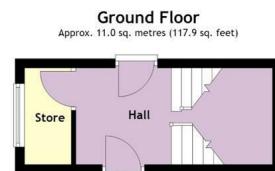
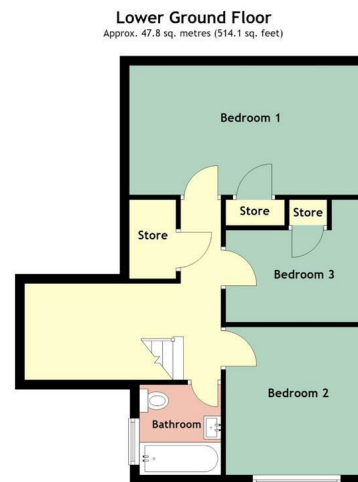
Council Tax Band - D

Tenure





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	78
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 107.6 sq. metres (1158.2 sq. feet)